

Middridge Parish
Neighbourhood Plan 2023-2038
BASIC CONDITIONS STATEMENT



August 2024

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1.0 INTRODUCTION

- 1.1 In accordance with Regulation 15(1)(d) of The Neighbourhood Planning (General) Regulations 2012, this Statement has been prepared to accompany the Submission Draft of the Middridge Parish Neighbourhood Plan (hereinafter also referred to as the ‘NP’, ‘Neighbourhood Plan’ or ‘Plan’).
- 1.2 Paragraph 8(2) of schedule 4B to the Town and Country Planning Act 1990 requires that the Neighbourhood Plan must –
- 1) have regard to national policies and advice contained in guidance issued by the Secretary of State (sub-section a);
 - 2) contribute to the achievement of sustainable development (sub-section d);
 - 3) be in general conformity with the strategic policies contained in the development plan for the area (sub-section e);
 - 4) be compatible with assimilated obligations (sub-section f);
 - 5) meet prescribed conditions and comply with prescribed matters (sub-section g).
- 1.3 Part 3 of this Statement sets out how the Neighbourhood Plan meets each of the above Basic Conditions.

2.0 LEGISLATIVE REQUIREMENTS

- 2.1 Before assessing the Basic Conditions, this section addresses the various other requirements of legislation associated with the Neighbourhood Plan.

The Qualifying Body

- 2.2 The process of making the Neighbourhood Plan has been led by Middridge Parish Council. This is a ‘Qualifying Body’ under the Neighbourhood Planning legislation, which entitles them to lead the plan making process.
- 2.3 This satisfies the requirements set out in the Localism Act (2011) and in Section 61F(1) of the Town and Country Planning Act (as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004).

The Neighbourhood Plan Area

- 2.4 The Neighbourhood Area to which the Neighbourhood Plan relates covers the whole of the Parish of Middridge in County Durham and the boundary of that Area is co-terminus with the Parish boundary. The extent of the Neighbourhood Area is shown on page 3 of the Neighbourhood Plan. This was designated as a Neighbourhood Area by Durham County Council on 4th July 2014.
- 2.5 This satisfies the requirements set out under section 61G (1) (2) and (3) of the Town and Country Planning Act 1990 (as applied to Neighbourhood Plans by section 38A of the Planning and

Compulsory Purchase Act 2004) and Regulations 5, 6 and 7 of the Neighbourhood Planning (General) Regulations 2012.

The Neighbourhood Plan

2.6 The Middridge Parish Neighbourhood Plan is a Neighbourhood Plan setting out policies in relation to the development and use of land for a designated Neighbourhood Area in line with the requirements of Section 38A of the Planning and Compulsory Purchase Act 2004.

The Plan Period

2.7 The lifespan of the Neighbourhood Plan is 2023 to 2038. This period largely overlaps with the Plan period for the County Durham Plan, which was adopted in October 2020 and which confirms (at paragraph 1.3) that it *'provides the policy framework for the county up to 2035'*.

Excluded Development

2.8 The Neighbourhood Plan does not include provision for any excluded development as set out in Section 61K of the Town and Country Planning Act 1990.

The Neighbourhood Plan and the Neighbourhood Area

2.9 The Neighbourhood Plan relates only to the Middridge Neighbourhood Area and no other area, and there are no other Neighbourhood Plans relating to this Area.

2.10 In light of the information in Paragraphs 2.7 to 2.9 above, the Neighbourhood Plan meets the requirements of Section 38B(1) and (2) of the Planning and Compulsory Purchase Act 2004.

3.0 BASIC CONDITIONS

BASIC CONDITION 1: HAVING REGARD TO NATIONAL POLICY

3.1 National Planning Practice Guidance states: *'A qualifying body is advised to set out in its basic conditions statement how they have had regard to national policy and considered whether a particular policy is or is not relevant. A qualifying body is encouraged to set out the particular national policies that it has considered, and how the policies in a draft neighbourhood plan ... take account of national policy and advice.'* (Paragraph: 070 Reference ID: 41-070- 20190509).

3.2 The Neighbourhood Plan contains 3 policies. These have been set out in Table 1 below and are considered in turn against national policy as set out in the National Planning Policy Framework (NPPF) and, where relevant, national Planning Practice Guidance (PPG).

Note – applicable equally to all 3 policies of the Neighbourhood Plan are paragraphs 28 and 29 of the NPPF, in that the policies are each designed to manage development in a way that reflects the local community's vision for the area, without undermining the strategic policies for the area.

Table 1 – How each policy in the Neighbourhood Plan has regard to national policy and guidance

<p>POLICY MNP1: PROTECTED RURAL SETTING</p>
<p>This policy seeks to protect the countryside setting around Middridge, particularly for the vital role it plays in maintaining its historic individual village identity and separateness from neighbouring settlements.</p> <p>This accords with the NPPF (paragraphs 13 and 67) by reflecting and supporting strategic policies in the adopted County Durham Plan relating to the pattern and scale of new development and the management of development on unallocated (edge of settlement) sites and the countryside¹. This is covered further in this Statement under Basic Condition 3.</p> <p>In particular, the policy plays an important ‘conserving’ role in seeking to protect and enhance these rural settings. In so doing, it also helps implement paragraph 180 of the NPPF by contributing to conserving and enhancing the natural and local environment.</p>
<p>POLICY MNP2: LOCAL GREEN SPACES</p>
<p>This policy identifies and designates a number of sites as Local Green Spaces (LGS’s), which the policy then seeks to protect and enhance because of their importance to the local community and for their respective functions and values as open space.</p> <p>This policy, and the process followed to identify the LGS sites is fully in accordance with paragraphs 105 and 106 of the NPPF. The supporting text to the policy confirms that the sites were assessed in accordance with criteria set out in paragraph 106 of the NPPF and that a summary table of the assessment outcomes is provided in the Plan’s Appendix.</p> <p>Planning Practice Guidance reiterates that ‘<i>Local Green Space designation is for use in Local Plans or Neighbourhood Plans</i>’ (Paragraph: 006 Reference ID: 37-006-20140306).</p> <p>In the case of the identified LGS sites in Policy MNP2, the policy implements NPPF paragraph 13 by supporting strategic policy relating to green infrastructure in the County Durham Plan. This is covered further in this Statement under Basic Condition 3.</p> <p>More broadly, the policy helps support and implement section 8 of the NPPF (Promoting healthy and safe communities) and also, given the various attributes of the identified sites, sections 15 and 16 (Conserving and enhancing the natural and historic environment respectively).</p>
<p>POLICY MNP3: VALUED VILLAGE ASSETS</p>
<p>This policy provides a means of identifying and designating important facilities and services in the village as ‘Valued Village Assets’ (VVA’s), which the policy then seeks to protect and enhance</p>

¹ It is of relevance to note that the Inspector’s Report on the Examination of the County Durham Plan states at para 330 that ‘... there is no need for the [County Durham] Plan to set out a housing requirement figure for any of the designated neighbourhood areas as referred to in national policy. Furthermore, it also justifies policy 6 (as modified) allowing neighbourhood plans to protect land outside development limits from development proposals on unallocated sites’.

because of their importance to the social and economic wellbeing of the community.

In terms of social wellbeing, the policy supports and implements section 8 of the NPPF (Promoting healthy and safe communities). In particular, paragraph 97, subsection c) recognises that planning policies should *'guard against the unnecessary loss of valued facilities and services'*. Particular reference is made in subsection a) to community facilities such as (inter alia) meeting places and public houses. These precisely mirror the assets identified in Policy MNP3.

In terms of economic wellbeing, the policy supports and implements section 6 of the NPPF, dealing with *'building a strong competitive economy'*. Within that section, paragraph 88, subsection d) requires that planning policies should enable *'the retention and development of accessible local services and community facilities, such as .. meeting places [and] public houses'*.

The supporting text to MNP3 confirms that the two identified VVA's were assessed in order to ensure they each warranted inclusion in the Policy. A summary table of the assessments is provided in the Plan's Appendix (Appendix 2) showing how they are each locally valued, well used and important to community wellbeing.

In turn, MNP3 implements NPPF paragraph 13 by supporting strategic policy in the City Council's Core Strategy relating to development on unallocated sites (Policy 6), with specific reference to subsection g) of that policy. This is covered further in this Statement under Basic Condition 3.

BASIC CONDITION 2: CONTRIBUTING TO ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

3.3 The purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.4 Achieving sustainable development means the planning system has three interdependent objectives, relating to the economy, society and the environment. These are identified in paragraph 8 of the NPPF as follows –

- *'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- *an environmental objective – to protect and enhance our natural, built and historic*

environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy’.

- 3.5 Paragraph 9 of the NPPF gives clear advice on how plans should contribute to these sustainability objectives: *‘Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’.*
- 3.6 Paragraph 13 then clarifies the role of neighbourhood plans in attaining sustainable development: *‘Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies’.* Paragraph 29 of the Framework adds that: *‘Neighbourhood plans can shape, direct and help deliver sustainable development, by influencing local planning decisions as part of the statutory development plan’.*
- 3.7 Against this context, the table below examines how the Neighbourhood Plan contributes to each of the three dimensions of sustainability.

Table 2 – How the Neighbourhood Plan contributes to the achievement of sustainable development

ECONOMIC SUSTAINABILITY:
<p>The Neighbourhood Plan’s Policy MNP3 helps contribute to the achievement of economic sustainability as it sets out to identify, protect and enhance the facilities and services which contribute to the wellbeing of the local economy. These are identified in the policy as ‘Valued Village Assets or VVA’s for short.</p> <p>They include the village’s only public house, The Bay Horse. Aside from its role in promoting social sustainability (see overleaf), the pub clearly makes a vital contribution to the local economy and is well used by both local village residents and people from outside the Parish.</p> <p>The other identified VVA is the Village Hall. A recent survey by ACRE² found unequivocally that <i>‘village halls make a significant contribution to the economy’.</i></p> <p>In Middridge, the Village Hall is available for hire for functions such as parties, but it is also the venue for regular meetings by a range of clubs, groups and societies as well as for meetings of the Parish Council and Village Association.</p> <p>It is also relevant to note that MNP3 seeks to support the provision of new facilities and services, which will in turn further promote the economic (and social) wellbeing of the local area.</p> <p>Lastly, in a broader sense the NP’s other policies (MNP1 and MNP2) will also have positive consequential effects upon the economy. Through their focus upon conserving the rural setting of the village and open spaces within it, they will in turn continue to make the area an attractive place in which to live, work and do business.</p>

² Ref ‘The English Village and Community Hall Survey 2020’. Further details at <https://acre.org.uk/extent-of-rural-economic-and-social-benefits-from-village-and-community-halls-revealed/>

SOCIAL SUSTAINABILITY:

The social objective of sustainable development is encompassed in the Plan’s vision which refers to protecting and enhancing the assets of the village which contribute to community wellbeing.

More specifically, policies MNP2 and MNP3 together seek to identify, protect and enhance these assets which are, respectively, the open spaces (Policy MNP2) and the facilities and services within the village (Policy MNP3).

This supports social sustainability as these are precisely the ‘*accessible services and open spaces*’ that are needed ‘*to support strong, vibrant and healthy communities*’ as referred to in paragraph 8 of the NPPF.

ENVIRONMENTAL SUSTAINABILITY:

The Neighbourhood Plan proactively seeks to protect and enhance the environment of the village and its rural setting. Indeed, this is a dominant focus, reflecting the clear priorities and aspirations expressed by the community as the Plan was prepared.

The Plan achieves the environmental dimension of sustainability as follows -

- In Policy MNP1 – by seeking to protect and enhance the rural setting of Midddridge for the essential roles it plays, as set out in the explanatory text to the policy (see paragraph 4.3 of the NP);
- In Policies MNP2 and MNP3 - by seeking to protect and enhance local green spaces and valued village assets for the positive contributions they make to the environment of the area.

BASIC CONDITION 3: CONFORMITY WITH STRATEGIC LOCAL POLICY

3.8 Basic Condition 3 requires that the Neighbourhood Plan must be ‘in general conformity’ with strategic local policy. National Planning Practice Guidance³ explains what this means:

‘When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- *whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with.*
- *the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy.*
- *whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.*
- *the rationale for the approach taken in the draft neighbourhood plan and the evidence to*

³ Paragraph: 074 Reference ID: 41-074-20140306

justify that approach.

3.9 National Planning Practice Guidance⁴ explains that the fulfilment of Basic Condition 3 *'addresses strategic policies no matter where they appear in the development plan'*.

3.10 It goes on to provide guidance⁵ on how to determine whether a policy is a strategic policy in a development plan, including -

- *'whether the policy sets out an overarching direction or objective*
- *whether the policy seeks to shape the broad characteristics of development*
- *the scale at which the policy is intended to operate*
- *whether the policy sets a framework for decisions on how competing priorities should be balanced*
- *whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the local plan or spatial development strategy*
- *in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the local plan or spatial development strategy*
- *whether the local plan or spatial development strategy identifies the policy as being strategic'*

3.11 Strategic local planning policies in County Durham are contained in the County Durham Plan (CDP), adopted in 2020. Conveniently, the CDP sets out a list of its strategic policies at Appendix A). For ease of reference, this list is replicated at the end of this Statement in Appendix 1.

3.12 The assessment of conformity with the CDP's strategic policies is set out in Table 3 below. This deals in turn with each of the 3 policies of the Neighbourhood Plan, identifying the relevant associated CDP strategic policy (or policies) and providing a commentary in terms of their conformity with those policies.

Table 3 – How the Neighbourhood Plan conforms with strategic local policy

POLICY MNP1: PROTECTED RURAL SETTING
<p><u>Relevant Strategic Policies of the CDP:</u></p> <ul style="list-style-type: none">• Policy 1: Quantity of New Development• Policy 6: Development on Unallocated Sites• Policy 10: Development in the Countryside

⁴ Paragraph: 075 Reference ID: 41-075-20190509

⁵ Paragraph: 076 Reference ID: 41-076-20190509

Conformity and Commentary:

Policy MNP1 conforms firstly with CDP policy 1 in terms of that Plan having fully met housing and employment needs. The CDP confirms at Paragraph 1.9 that *'As the Plan allocated sufficient sites to meet housing needs for the county it does not set out housing requirements for designated neighbourhood areas'*.

Secondly, MNP1 sets out a locally specific policy of restraint which both supports and provides added detail to CDP policies 6 and 10, covering development on unallocated sites and in the countryside respectively.

It is important in the first instance to note that the Protected Rural Setting (PRS) around Middridge village has the effect of providing it with a settlement boundary. This is significant as it provides a context to the operation and application of CDP policy 6. That policy sets out a framework for development *'except where a settlement boundary has been defined in a neighbourhood plan'*.

In such circumstances, the CDP regards the land outside that settlement boundary as being outside the built up area and therefore within the countryside.⁶

Notwithstanding this, the PRS policy is consistent with Policy 6 because it provides support and detail in relation to criteria 'b', 'c' and 'd' of that policy by articulating why development would be constrained in the PRS (coalescence, character, scale, function, form and setting).

Attention is also drawn to relevant observations on this matter by the Inspector in his Examination of the CDP. At paragraph 330 of his Examination report he notes –

'there is no need for the [County Durham] Plan to set out a housing requirement figure for any of the designated neighbourhood areas as referred to in national policy. Furthermore, it also justifies policy 6 (as modified) allowing neighbourhood plans to protect land outside development limits from development proposals on unallocated sites'.

As the PRS is effectively 'countryside', Policy MNP1 is supportive of CDP Policy 10 in terms of the broad scope of that policy, but particularly in terms of providing an additional local focus to its sub-sections –

- l) which seeks to prevent development giving rise to unacceptable harm to the various qualities of the countryside;
- m) which seeks to ensure that development in the countryside does not *'result in the merging or coalescence of neighbouring settlements'*;
- o) which seeks to prevent development impacting *'adversely upon the setting, townscape qualities, including important vistas, or form of a settlement'*.

⁶ This is made clear in the CDP's glossary, which describes a built up area as being *'.. land contained within the main body of existing built development of a settlement or is within a settlement boundary defined in a Neighbourhood Plan. Areas falling outside this definition will be regarded as countryside'*.

POLICY MNP2: LOCAL GREEN SPACES

Relevant Strategic Policies of the CDP:

- Policy 6: Development on Unallocated Sites
- Policy 26: Green Infrastructure

Conformity and Commentary:

As the green spaces identified in Policy MNP2 lie within or at the edges of the built up area of Middridge, the policy firstly finds a context in CDP Policy 6. This because it provides a list of sites to be safeguarded, thereby providing locally specific detail to aid the implementation of sub-section c) of the Policy, which seeks to ensure that development *'does not result in the loss of open land that has recreational, ecological or heritage value or contributes to the character of the locality which cannot be adequately mitigated or compensated for'*.

Policy MNP2 also finds a direct link in the CDP to Policy 26, which sets out a strategy for green infrastructure, defined in the CDP as *'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'*.

Like CDP Policy 26, policy MNP2 seeks to protect and where possible enhance green spaces to help maintain and widen their various roles.

However, the CDP approach to this is generic rather than site specific. Conversely, by actually identifying specific sites for protection through a systematic assessment process, MNP2 adds a more 'finer grain' and locally specific focus to the CDP approach. This is expressly supported in the CDP, which notes at paragraph 5.450 that *'Neighbourhood Plans can identify any .. spaces that are considered worthy of local designation'*.

MNP2 is therefore consistent with the CDP and will complement and strengthen the effectiveness of Policies 6 and 26.

POLICY MNP3: VALUED VILLAGE ASSETS

Relevant Strategic Policies of the CDP:

- Policy 6: Development on Unallocated Sites

As with open spaces, the CDP takes a similarly generic approach to safeguarding essential community facilities, stating at paragraph 5.57 that *'It is important that the unnecessary loss of shops, community or cultural facilities within the county's smaller settlements is avoided'*.

Whilst the CDP does not specifically identify the facilities in question, in common with green spaces it notes at paragraph 5.450 that *'Neighbourhood Plans can identify any buildings ... that are considered worthy of local designation..'*

At the policy level, MNP3 adds substance and detail to CDP Policy 6 which states that development proposals must *'not result in the loss of a settlement's or neighbourhood's valued facilities or services unless it has been demonstrated that they are no longer viable'* (sub-section g).

BASIC CONDITION 4 – COMPATIBILITY WITH ASSIMILATED OBLIGATIONS

3.13 The fourth Basic Condition is that a Neighbourhood Plan must be compatible with retained European Union obligations (as assimilated into UK law), in order to be legally compliant. Key obligations relate to the Strategic Environmental Assessment Directive and the Habitats and Wild Birds Directives. A Neighbourhood Plan should also take account of the requirements to consider human rights.

Strategic Environmental Assessment (SEA)

3.14 Regulation 15 of the Neighbourhood Planning Regulations (as amended) requires either that a Strategic Environmental Assessment (SEA) report is submitted with a Neighbourhood Plan or a determination is provided from the responsible authority (Durham County Council) that the Plan is not likely to have ‘significant environmental effects’ and accordingly does not require an environmental assessment.

3.15 A screening opinion has been carried out by Durham County Council on the Middridge Parish Neighbourhood Plan. The results of this are contained in a Council document dated July 2024 and entitled ‘*Middridge Parish Neighbourhood Plan Strategic Environmental Assessment & Habitat Regulations Assessment Screening Report*’.

3.16 The introduction to that report sets out its first purpose. This is to determine whether the draft NP requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

3.17 Table 2 at the beginning of the report sets out the conclusions of the screening opinion in respect of SEA, which confirms that ‘*SEA is not required*’. The reason for this conclusion is given as follows: ‘*Middridge Parish Neighbourhood Plan does not allocate land for development and its proposed policies seek to provide protection of rural character and setting of the parish, locally valued green spaces and community assets. Therefore, the Neighbourhood Plan is not considered likely to have a significant adverse effect on the environment*’.

Habitats Regulations Assessment (HRA)

3.18 The second paragraph of the screening report states that its other purpose is to determine whether the NP requires an Appropriate Assessment as part of a Habitats Regulations Assessment (HRA) in accordance with European Directive 92/43/EC and the associated Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019). An Appropriate Assessment is required when likely significant effects to the UK’s national site network⁷ are predicted to occur as a result of implementing a plan or project either on its own or in combination with other plans or projects.

3.19 Table 3 of the report sets out the conclusions of the County Council’s HRA screening process

⁷ The national site network includes Special Areas of Conservation and Special Protection Areas (previously referred to as Natura 2000 sites)

which are that: *‘The Neighbourhood Plan will not incur likely significant effects to the UK’s national site network. Appropriate Assessment is not required’*. The reason for this conclusion is that: *‘The policies are protective in nature and will not lead to built development’*..

- 3.20 The Screening Report also provides information about the input of statutory bodies, stating that *‘The statutory consultation bodies (Historic England, Environment Agency and Natural England) have been consulted to seek their view on whether they agree with the conclusion of this screening opinion. The Environment Agency have confirmed that they agree that SEA is not required. No comments have been received from either Historic England or Natural England’*.
- 3.21 A copy of the County Council’s SEA/HRA screening summary (Tables 2 and 3 respectively), together with Table 4 summarising the input of the statutory consultees is included in this Statement at Appendix 2.

European Convention on Human Rights (ECHR)

- 3.22 The NP is fully compliant with European Convention on Human Rights. There is no discrimination stated or implied, or threat to the fundamental rights and freedoms guaranteed under the Convention. The accompanying Consultation Statement sets out the comprehensive processes followed in terms of community involvement.

BASIC CONDITION 5 – MEETING PRESCRIBED CONDITIONS

- 3.23 Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) adds a further basic condition for Neighbourhood Plans in addition to those set out in the primary legislation; namely that the making of the Neighbourhood Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 3.24 The position in respect of this has been examined through the screening assessment findings of the competent authority (Durham County Council), which are set out in paragraphs 3.17 and 3.19 and Appendix 2 of this Statement.

4.0 CONCLUSION

- 4.1 In light of the evidence provided in this Statement, it is concluded that the Middridge Parish Neighbourhood Plan fully meets the Basic Conditions as set out in the Neighbourhood Planning (General) Regulations 2012 (as amended).

APPENDICES

APPENDIX 1: LIST OF STRATEGIC POLICIES IN THE 2020 COUNTY DURHAM PLAN

Policy 1	Quantity of Development
Policy 2	Employment Land
Policy 3	Aykley Heads
Policy 4	Housing Allocations
Policy 5	Durham City's Sustainable Urban Extensions
Policy 6	Development on Unallocated Sites in the Built Up Area
Policy 9	Retail Hierarchy and Town Centre Development
Policy 10	Development in the Countryside
Policy 11	Rural Housing and Employment Exception Sites
Policy 12	Permanent Rural Workers' Dwellings
Policy 15	Addressing Housing Need
Policy 16	Durham University Development, Purpose Built Student Accommodation and Houses in Multiple Occupation
Policy 17	Sites for Travellers
Policy 20	Green Belt
Policy 22	Durham City Sustainable Transport
Policy 23	Allocating and Safeguarding Transport Routes and Facilities
Policy 25	Developer Contributions
Policy 26	Green Infrastructure
Policy 27	Utilities, Telecommunications and Other Broadcast Infrastructure
Policy 29	Sustainable Design
Policy 34	Wind Turbine Development
Policy 35	Water Management
Policy 36	Water Infrastructure
Policy 37	Durham Heritage Coast and Wider Coastal Zone
Policy 38	North Pennines Area of Outstanding Natural Beauty
Policy 39	Landscape
Policy 41	Biodiversity and Geodiversity
Policy 42	Internationally Designated Sites
Policy 43	Protected Species and Nationally and Locally Protected Sites
Policy 44	Historic Environment
Policy 45	Durham Castle and Cathedral World Heritage Site
Policy 46	Stockton and Darlington Railway
Policy 47	Sustainable Minerals and Waste Resource Management
Policy 48	Safeguarding Minerals Sites, Minerals Related Infrastructure and Waste Management Sites
Policy 49	Primary Aggregates Provision
Policy 50	Locational approach to the future supply of primary aggregates

Policy 51	Meeting Future Aggregates Requirements
Policy 52	Brick Making Raw Materials
Policy 53	Surface Mined Coal and Fireclay
Policy 54	Natural Building and Roofing Stone
Policy 56	Safeguarding Mineral Resources
Policy 57	The Conservation and Use of High Grade Dolomite
Policy 58	Preferred Areas for Future Carboniferous Limestone Working
Policy 59	Strategic Area of Search to the South of Todhills Brickworks
Policy 60	Waste Management Provision
Policy 61	Location of New Waste Facilities

APPENDIX 2: DURHAM COUNTY COUNCIL SEA & HRA SCREENING ASSESSMENT SUMMARY

Table 2 Summary of SEA Screening Opinion

Name and job title of officer undertaking screening opinion	Nadia Wetherell – Senior Sustainability and Climate Change Officer, Durham County Council
Date of assessment	8 th January 2024
Conclusion of assessment	SEA is not required
Reason for conclusion	Midridge Parish Neighbourhood Plan does not allocate land for development and its proposed policies seek to provide protection of rural character and setting of the parish, locally valued green spaces and community assets. Therefore, the Neighbourhood Plan is not considered likely to have a significant adverse effect on the environment.

Table 3 Summary of HRA Screening Opinion

Name and job title of officer undertaking screening opinion	Nadia Wetherell – Senior Sustainability and Climate Change Officer, Durham County Council
Date of assessment	8 th January 2024
Conclusion of assessment	The Neighbourhood Plan will not incur likely significant effects to the UK's national site network. Appropriate Assessment is not required.
Reason for conclusion	The policies are protective in nature and will not lead to built development.

Table 4 Summary of Consultation

Statutory Consultee: Natural England	No comments received
Statutory Consultee: Environment Agency	Agree that SEA is not required (2 nd Feb 2024)
Statutory Consultee: Historic England	No comments received